

HUSCH BLACKWELL

Nikelle S. Meade
Partner

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Austin, Texas 78701
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April 8, 2021

Chair Shieh and Committee Members
The Small Area Planning Joint Committee
The City of Austin

Re: Planned Multi-Family Development in the Lamar Subdistrict of the Waterfront Overlay for an Approximately 3.189-Acre Property Located at 300 and 301 Pressler Street and 1409, 1501, and 1505 W. 3rd Street in Austin, Texas (the “**Property**”)

Dear Chair Shieh and Committee Members:

On behalf of the owners of the above-referenced Property, we appreciate the opportunity to meet with you regarding our planned multi-family residential development with an accompanying commercial use. We wanted to meet with you early in the process to gather your input and seek your support for the project, especially since we have heard your concerns about the insufficiency of small area planning and early public engagement in relation to many of the projects that are brought before you.

The Property is located in the Lamar Subdistrict of the Waterfront Overlay on the northernmost edge of the overlay (a map depicting this is attached as Exhibit A). It consists of three tracts of land, which will be developed as a cohesive project (a map of the Property is attached as Exhibit B). The Property has historically had primarily industrial and commercial uses, and in its current state the Property does nothing to achieve the goals of the Waterfront Overlay, and actually conflicts with the stated goals by impeding pedestrian access to the Lady Bird Lake Corridor, lacking any lively pedestrian-oriented mixed uses, and failing to recognize the potential of the waterfront as an open space connector. In contrast, the proposed project will enhance and further the overlay’s goals without in any way cutting against or conflicting with such goals.

Town Lake Corridor Study was established to ensuring that development near Lady Bird Lake protected the waterfront. The proposed project does so. It will include substantial parkland improvements including a public overlook at the terminus of Pressler Street, replacement and upgrade of old water and wastewater lines, burying of AE power lines, creation of a bike and pedestrian pathway top the park from the neighborhoods north of the railroad tracks,

The Property has several physical constraints that make its development difficult. To resolve these constraints, we are requesting five changes to the entitlements, including the request to increase the maximum height in the Lamar Subdistrict from 60' to 75'to yield one additional story on each

of the three tracts, thereby allowing us to increase the number of residences by 65 units, for an overall total of 326 residential units. We are requesting the Committee's review of this request.

Thank you for your consideration, and we look forward to meeting with you to gather your input and seek your support for the variance and rezoning that will be required to accomplish the project.

Sincerely,

A handwritten signature in black ink that reads "Nikelle Meade". The signature is written in a cursive, flowing style.

Nikelle S. Meade

Exhibit A:
Map of the Property in Relation to the Boundaries of
the Lamar Subdistrict of the Waterfront Overlay

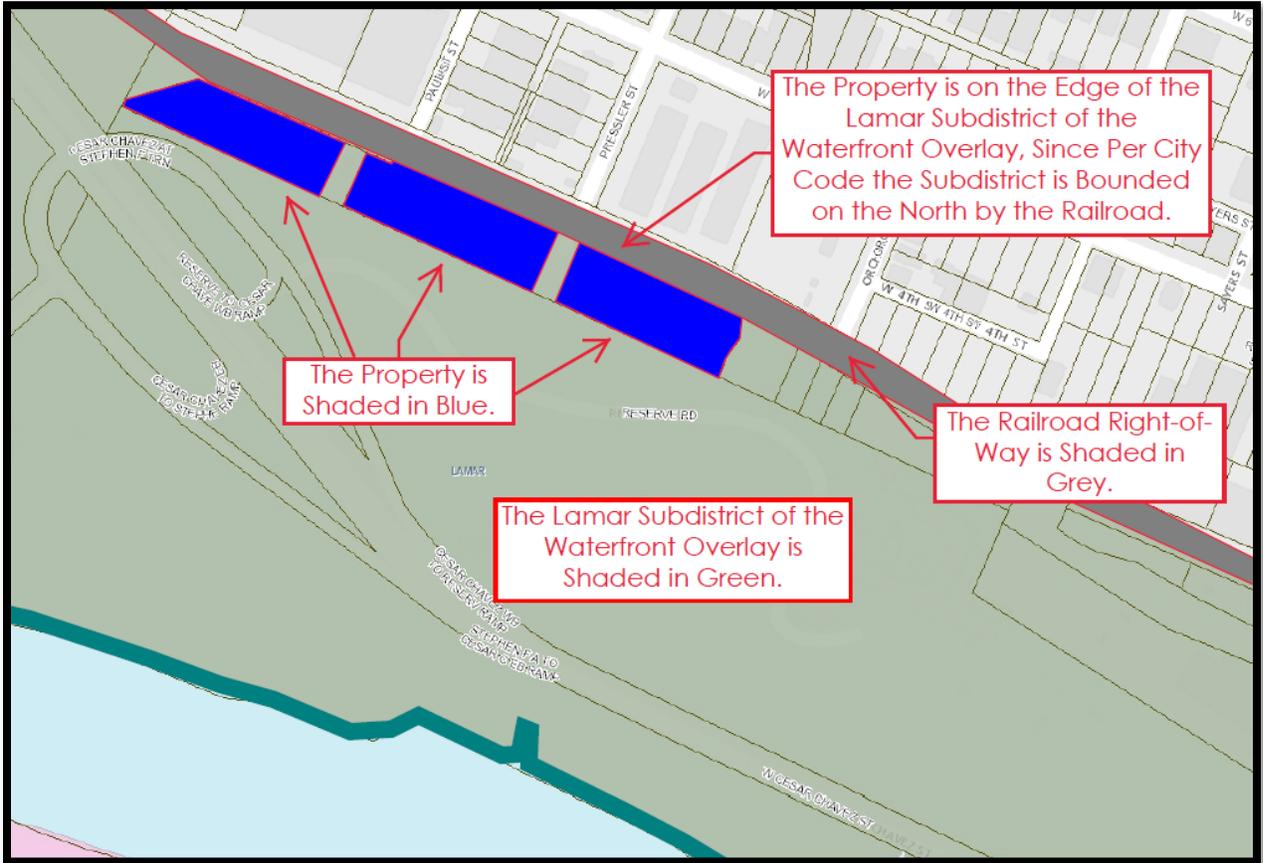


Exhibit B:
Map of the Property

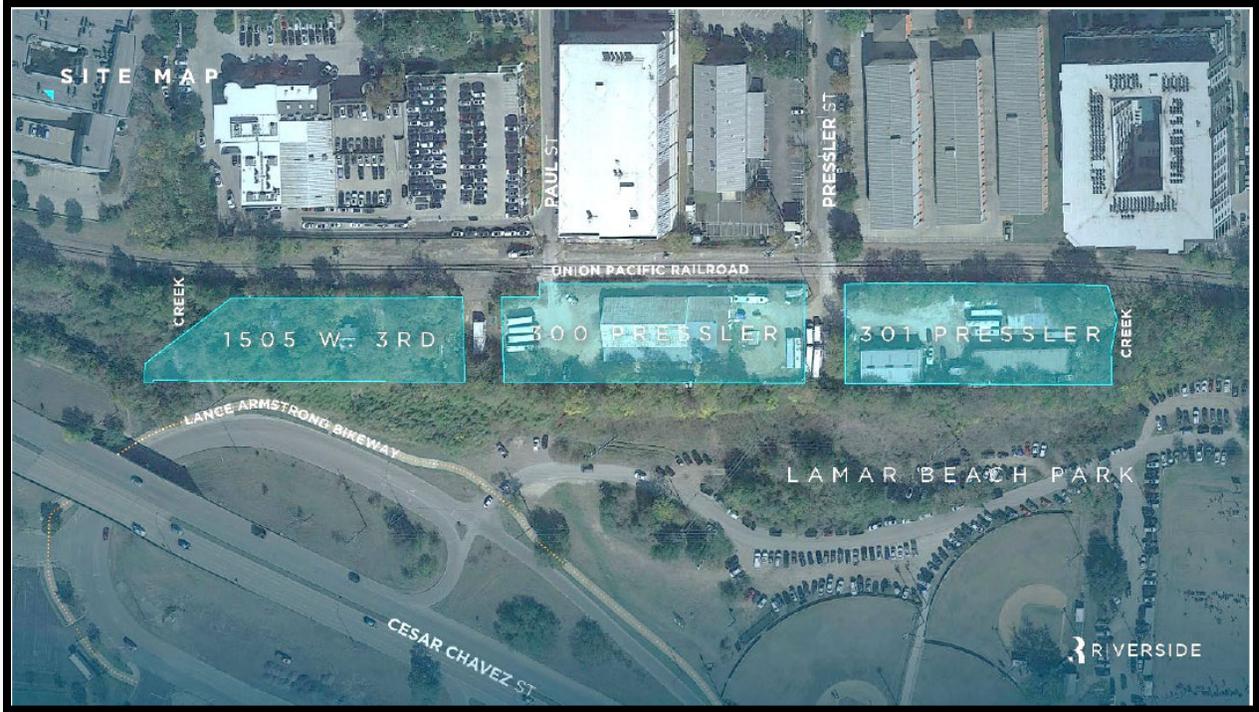
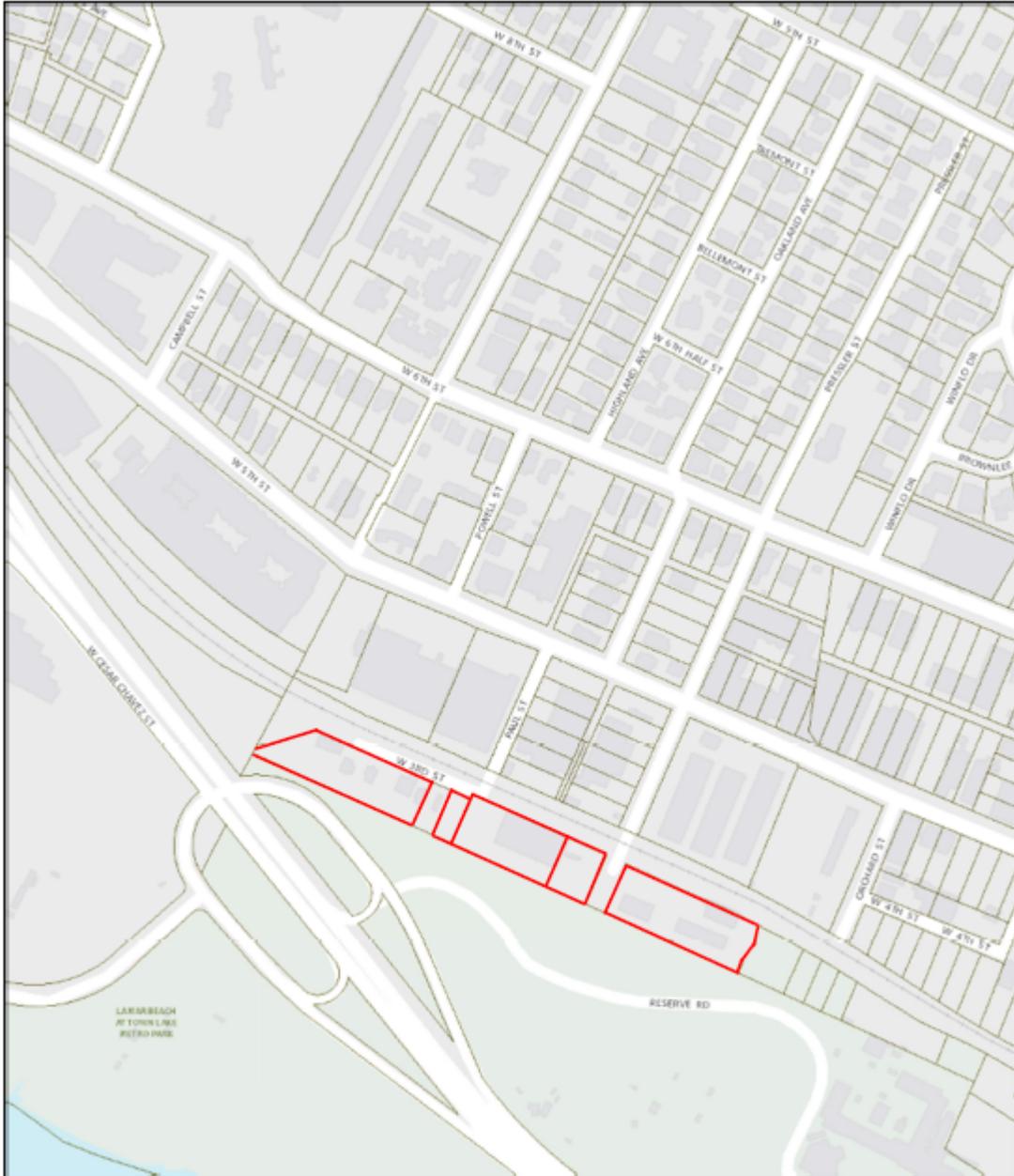


Exhibit D:
Map of Surrounding Area



View Toward the North



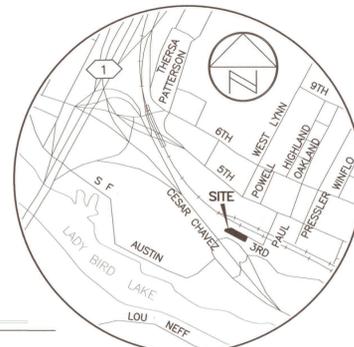
Tract 1

View Toward the South Depicting the Property and Where Roadway was Not Continued on the Pressler Street ROW on the South Side of the Tracks



A LAND TITLE AND TREE SURVEY OF 0.947 ACRES (APPROXIMATELY 41,257 SQ. FT.) IN OUTLOT 1, DIVISION Z, OF THE CITY OF AUSTIN, BEING ALL OF A 0.974 ACRE TRACT CONVEYED TO OGDEN RENTALS LP, IN A SPECIAL WARRANTY DEED DATED APRIL 18, 2013, AND RECORDED IN DOCUMENT NO. 2013072801 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.974 ACRES BEING DESCRIBED IN VOLUME 5936, PAGE 205, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

PAUL STREET
APPROX. 39' R.O.W. WIDTH FOUND
(35' AS PLATTED 2/137)
(35' PER TCAD MAP)
(35' PER C.O.A. MAPS)
(40' R.O.W. WIDTH AS SHOWN ON C.O.A. FIELD
NOTES DATED 4/1/49)



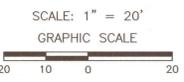
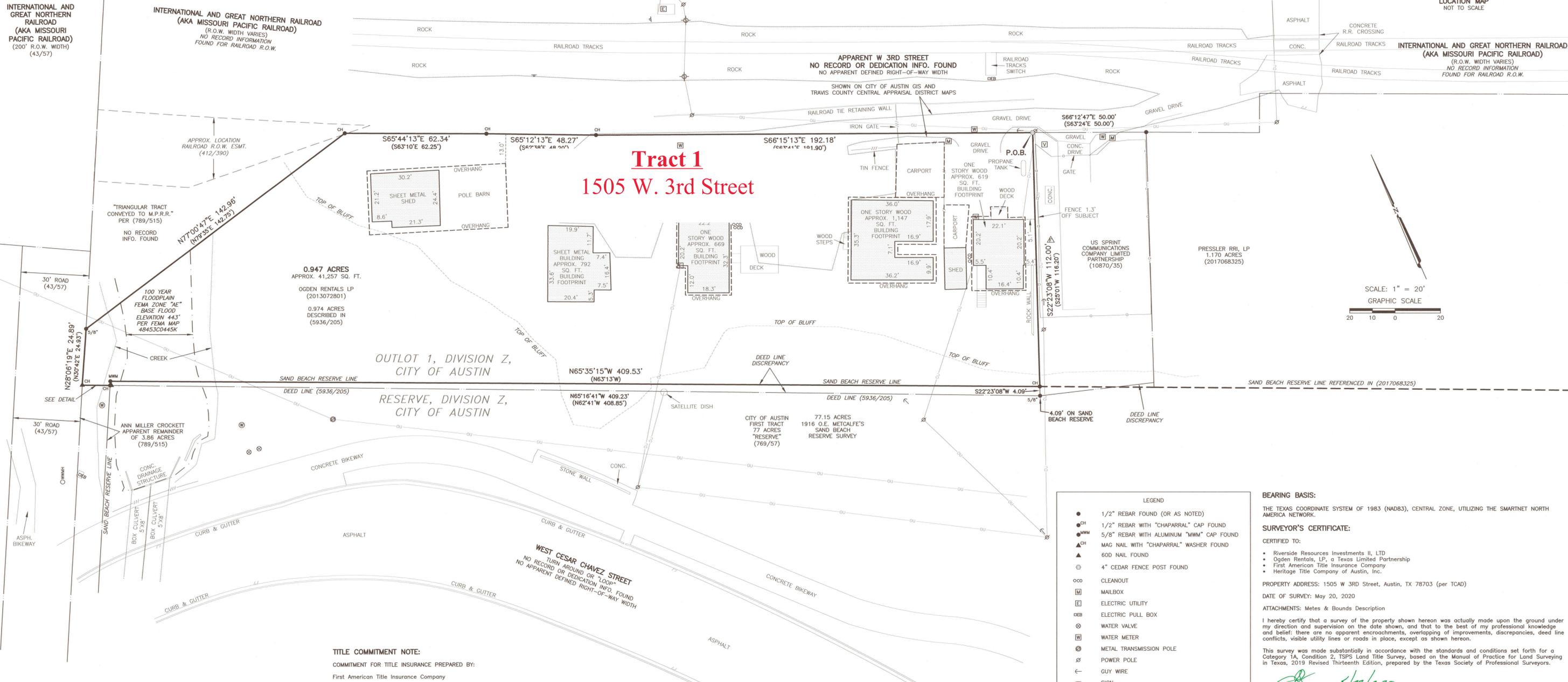
INTERNATIONAL AND GREAT NORTHERN RAILROAD (AKA MISSOURI PACIFIC RAILROAD) (200' R.O.W. WIDTH) (43/57)

INTERNATIONAL AND GREAT NORTHERN RAILROAD (AKA MISSOURI PACIFIC RAILROAD) (R.O.W. WIDTH VARIES) NO RECORD INFORMATION FOUND FOR RAILROAD R.O.W.

LOCATION MAP NOT TO SCALE

INTERNATIONAL AND GREAT NORTHERN RAILROAD (AKA MISSOURI PACIFIC RAILROAD) (R.O.W. WIDTH VARIES) NO RECORD INFORMATION FOUND FOR RAILROAD R.O.W.

Tract 1 1505 W. 3rd Street



30' ROAD (43/57)
N28°06'19"E 24.89' (N30°42'E 24.83')
SEE DETAIL

0.947 ACRES
APPROX. 41,257 SQ. FT.
OGDEN RENTALS LP
(2013072801)
0.974 ACRES
DESCRIBED IN
(5936/205)

OUTLOT 1, DIVISION Z,
CITY OF AUSTIN
RESERVE, DIVISION Z,
CITY OF AUSTIN

CITY OF AUSTIN
FIRST TRACT
77 ACRES
"RESERVE"
(769/57)

PRESSLER RRI, LP
1.170 ACRES
(2017068325)

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
●CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
●MM	5/8" REBAR WITH ALUMINUM "MM" CAP FOUND
▲CH	MAG NAIL WITH "CHAPARRAL" WASHER FOUND
▲	60D NAIL FOUND
⊙	4" CEDAR FENCE POST FOUND
○	CLEANOUT
□	MAILBOX
⊠	ELECTRIC UTILITY
⊞	ELECTRIC PULL BOX
⊙	WATER VALVE
⊞	WATER METER
⊙	METAL TRANSMISSION POLE
⊙	POWER POLE
—	GUY WIRE
—	SIGN
○MMH	WASTEWATER MANHOLE
⊙	WATER MANHOLE
▲	UNDERGROUND FIBER MARKER
⊙	TRAFFIC SIGNAL POLE
⊞	UTILITY VAULT
—	OVERHEAD UTILITIES
—	EDGE OF ASPHALT PAVEMENT
—	METAL FENCE (AS NOTED)
—	WOOD FENCE
()	RECORD INFORMATION

BEARING BASIS:
THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
• Riverside Resources Investments II, LTD
• Ogden Rentals, LP, a Texas Limited Partnership
• First American Title Insurance Company
• Heritage Title Company of Austin, Inc.

PROPERTY ADDRESS: 1505 W 3RD Street, Austin, TX 78703 (per TCAD)

DATE OF SURVEY: May 20, 2020

ATTACHMENTS: Metes & Bounds Description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition 2, TSPS Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2019 Revised Thirteenth Edition, prepared by the Texas Society of Professional Surveyors.

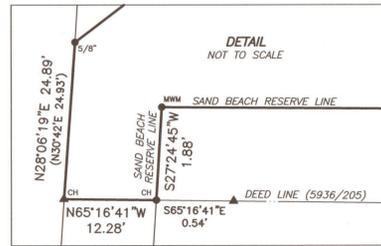
Joe Ben Early, Jr.
5/22/2020

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
job@earlysurveying.com

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
First American Title Insurance Company
G.F. No.: 202001315 Effective Date: 5/6/20 Issued: 5/14/20

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey.
There are no survey related items contained in Schedule "B" to address.

FLOOD-PLAIN NOTE:
A portion of the tract shown hereon lies within Zone "AE" (areas determined to be within the 1% annual chance or 100-year floodplain with base flood elevations determined), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0445K, dated January 22, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.



Joe Ben Early, Jr.
R.P.L.S. No. 6016

EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

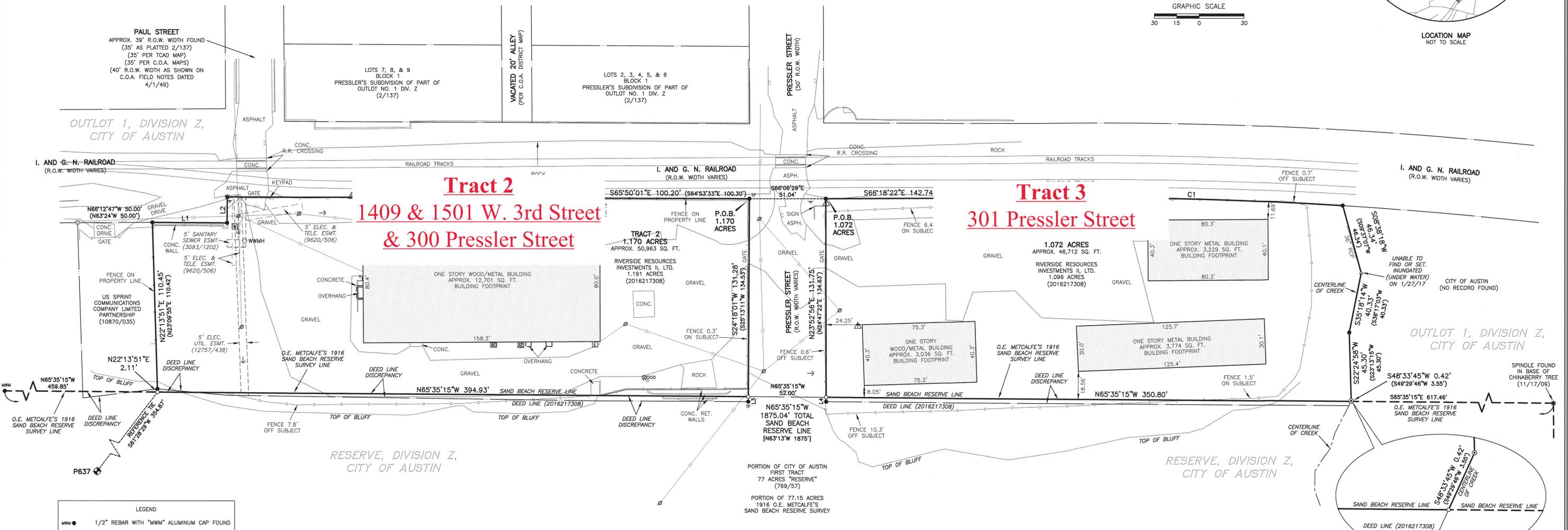
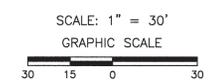
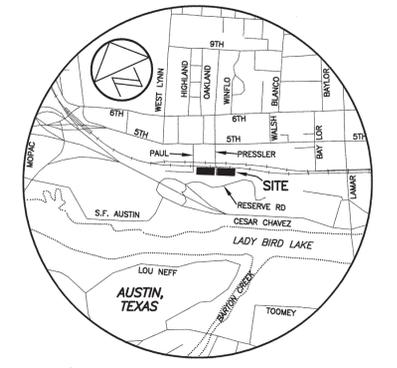
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1005-003
DRAWING NO.:
1005-003-002N
PLOT DATE:
5/22/20
PLOT SCALE:
1" = 20'
DRAWN BY:
MAW & JBE
SHEET
01 OF 01

A LAND TITLE SURVEY OF:

TRACT 1: 1.072 ACRES (APPROXIMATELY 46,712 SQUARE FEET) IN OUTLOT 1, DIVISION "Z" OF ORIGINAL CITY OF AUSTIN, TEXAS, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.096 ACRE TRACT CONVEYED TO RIVERSIDE RESOURCES INVESTMENTS II, LTD. IN A SPECIAL WARRANTY DEED EXECUTED DECEMBER 30, 2016 AND RECORDED IN DOCUMENT NO. 2016217308 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: 1.170 ACRES (APPROXIMATELY 50,963 SQUARE FEET) IN OUTLOT 1, DIVISION "Z" OF ORIGINAL CITY OF AUSTIN, TEXAS, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.191 ACRE TRACT CONVEYED TO RIVERSIDE RESOURCES INVESTMENTS II, LTD. IN A SPECIAL WARRANTY DEED EXECUTED DECEMBER 30, 2016 AND RECORDED IN DOCUMENT NO. 2016217308 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



- LEGEND**
- MMW 1/2" REBAR WITH "MMW" ALUMINUM CAP FOUND
 - TF 1/2" REBAR WITH "TERRAFIRMA" CAP FOUND
 - 1/2" REBAR FOUND (OR AS NOTED)
 - 1" IRON PIPE FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - * COTTON SPINDLE FOUND
 - △ 6" OLD CEDAR FENCE POST FOUND
 - △ INUNDATED POINT
 - W WATER METER
 - ⊗ WATER VALVE
 - PVC PIPE
 - UTILITY POLE
 - ← GUY WIRE
 - OVERHEAD UTILITIES
 - ELECTRIC UTILITY
 - △ UNDERGROUND TELEPHONE MARKER
 - △ UNDERGROUND FIBER OPTIC MARKER
 - ⊠ AC PAD
 - CLEANOUT
 - ▽ SIGN
 - BOLLARD
 - EDGE OF PAVEMENT
 - CHAIN LINK FENCE
 - () RECORD INFORMATION
 - { } RECORD INFORMATION FROM 1916 O.E. METCALFE'S SAND BEACH RESERVE SURVEY

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P637".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10072845.33
E 3107990.47

TEXAS STATE PLANE COORDINATES:
N 10071838.15
E 3107679.70

ELEVATION = 451.36'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°19'25"

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	2839.93'	4°05'43"	202.99'	S64°32'54"E	202.95'	(S63°36'38"E 202.94')

LINE	BEARING	DISTANCE	(RECORD)
L1	S65°41'13"E	49.91'	(S64°42'42"E 49.95')
L2	N24°17'27"E	17.29'	(N25°06'21"E 17.39')
L3	S24°18'01"W	3.35'	
L4	S23°52'56"W	2.93'	

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C04451, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

TITLE POLICY NOTE:

OWNER'S POLICY OF TITLE INSURANCE PREPARED BY:
Old Republic National Title Insurance Company
Prominent Title, LLC

File No.: 1610196JM Date of Policy: 12/30/16

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

- Schedule "B" items contained therein and re-listed below were considered:
- 6b) Sanitary Sewer Easement executed by Norman L. Smith, III, to the City of Austin, dated February 22, 1986, recorded in/under 3093/1201, of the Real Property Records of Travis County, Texas. (Tract 2) -- Subject to, as shown
 - 6c) Easement executed by Norman L. Smith, III, to the City of Austin, dated February 27, 1986, recorded in/under 9620/506, of the Real Property Records of Travis County, Texas. (Tract 2) -- Subject to, as shown
 - 6d) Electric Utility Easement executed by Larry Peel, to the City of Austin, dated August 22, 1996, recorded in/under 12757/438, of the Real Property Records of Travis County, Texas. (Tract 2) -- Subject to, as shown

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: Riverside Resources Investments II, LTD., a Texas limited partnership
Old Republic National Title Insurance Company
Prominent Title, LLC

PROPERTY ADDRESS: 300-301 Pressler Street, Austin, TX 78703

DATE OF SURVEY: 2/8/17

ATTACHMENTS: Metes and Bounds Descriptions

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Joe Ben Early, Jr. Date: 2/9/17
Registered Professional Land Surveyor
State of Texas No. 6016

Joe Ben Early, Jr.
R.P.L.S. No. 6016

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 747-002
DRAWING NO.: 747-002-
PRESSLER TRACTS
PLOT DATE: 2/8/17
PLOT SCALE: 1" = 30'
DRAWN BY: BBP/MAW/JBE
SHEET 01 OF 01